

# CORNER COMMERCIAL LOT

5701 COLUMBUS ROAD, MACON, GA 31206 BIBB COUNTY

Asking Price: \$775,000  
3 Acres

- CORNER LOT CONVENIENTLY LOCATED NEAR HEATH ROAD, MIDDLE GEORGIA STATE UNIVERSITY, AND INTERSTATE 475 (EXIT 3).
- ZONED PDE (PLANNED DEVELOPMENT)
- ALL UTILITIES TO SITE



STERLING D. BAILEY C: 478.951.9443 | ADAM BAILEY C: 478.733.7961  
SBAILEY@THESUMMITGROUPMACON.COM | ABAILEY@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
O: 478.750.7507  
WWW.THESUMMITGROUPMACON.COM



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## TRAFFIC COUNTS/ DEMOGRAPHICS

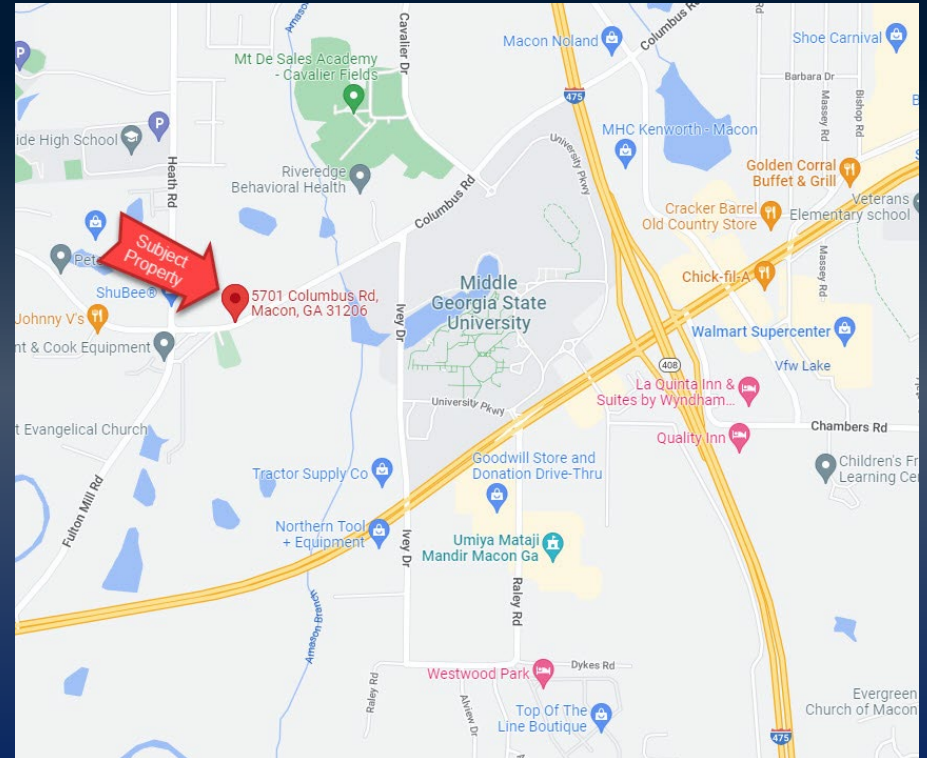
### Traffic Counts: (GDOT 2021 Published Data estimate)

Heath Rd. – 6, 820 vpd

Columbus Rd. – 5,720 vpd

### Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:			
686	21,229	62,087	
2027 Population Estimate:			
723	21,113	61,803	
2022 Households:			
278	8,031	23,457	
2027 Households Estimate:			
295	8,085	23,457	
2022 Average HH Income:			
\$113,770	\$69,920	\$71,694	
2027 Average HH Income Estimate:			
\$145,370	\$87,128	\$86,699	



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AERIAL VIEW



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